

6-5: RECREATIONAL RESORTS

E. STANDARDS AND CONDITIONS

17. Location Requirements for Manufactured Homes and One- & Two-family Dwellings

The location of all buildings and structures to be placed in the recreational resorts shall be shown on the plat as building footprints, along with the building's proposed use.

Exception: where the developer elects to plat separate lots for manufactured homes, or one- or two-family dwellings, general setback lines, rather than building footprints, may be shown on the final plat, along with the specified use. Setback distances shall conform to the following standards:

a. Front Setback.

All buildings shall be set back at least thirty (30) feet from the outside edge of any roadway of the development that serves two or more dwelling units and at least thirty (30) feet from the right-of-way line of any public street (a greater setback may be required by zoning section 3-16).

b. Side Setback.

All dwellings shall be set back from the side property line a distance of at least fourteen (14) feet. The minimum side setback for accessory buildings shall be the same as for all buildings. The side setback from any street shall be not less than thirty (30) feet for both main and accessory buildings (unless a greater setback is required by zoning section 3-16).

c. Rear Setback.

All dwellings and other buildings shall be set back from the rear property line a distance of at least fourteen (14) feet (unless a greater setback is required by zoning section 3-16).